



# LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President  
Angela Holmes, City Clerk

## CITY COUNCIL WORK SESSION AGENDA City Council Work Room, 38 Hawley Street, Binghamton Monday April 1, 2013

*The Work Session begins at 6:00pm. Times for RL(s)/Topics are approximate only and items may be considered earlier or later.*

Time	Committee	Chair	RL(s)/Topic	Pages	Presenter
6:00pm	-----	-----	<b>Discussion:</b> Renaming the South Washington Street in Honor of Colonel David Ireland and the 137 <sup>th</sup> New York Volunteer Infantry	-----	Bernard Mulligan, Thomas Haines
6:15pm	-----	-----	<b>Discussion:</b> Requesting Approval for Replacement of Billboard Destroyed by Fire at 115 Montgomery Street (Pa's Woodshed Location)	-----	Brenda Gowe
6:30pm	-----	-----	<b>Discussion:</b> Topics relating to the Binghamton City School District	-----	Marion Martinez
6:45pm	-----	-----	<b>Discussion:</b> Modifications to the 2013 Economic Development Budget	-----	Merry Harris, Andrew Block, Charles Pearsall
7:00pm	-----	-----	<b>Discussion:</b> Assessment of 37 Pine Street (Greenman Senior Center)	-----	Scott Snyder
7:15pm	Finance	Webb	<b>RL 13-57:</b> Agreement with Delta Engineers for Design Modifications for Front Street Gateway	1-7	Philip T. Krey
7:30pm	-----	-----	<b>Discussion:</b> I/I Offset Policy Concerning Binghamton-Johnson City Joint Sewage Treatment Plant Flow Management Plan	-----	Tarik Abdelazim, Luke Day, Philip T. Krey, Thomas Costello
7:45pm	-----	-----	<b>Discussion:</b> Implications of Biggert-Waters Act of 2012 and National Flood Insurance Program	-----	Tarik Abdelazim, Thomas Costello
8:00pm	-----	-----	<b>Discussion:</b> Revisions to Approval Procedures for the Commission on Architecture and Urban Design	22-24	H. Peter L'Orange
8:15pm	-----	-----	<b>Discussion:</b> Amendments to the Outdoor Café Permit Regulations	-----	Councilman Papastrat
8:30pm	-----	-----	<b>Discussion:</b> Easement for 221 Washington Street <b>Discussion:</b> Teamsters (Supervisory Unit) CBA	8-16 -----	Kenneth J. Frank
8:45pm	Planning Planning -----	Webb Webb -----	<b>RL 13-58:</b> Sale of 85 Glenwood Avenue to Kathryn Sirsen for \$250 <b>RL 13-59:</b> Sale of a Portion of 37 Locke Drive to Rosalba Giammarino for \$200 <b>Discussion:</b> Noise Variance for Mosquito Lounge	17-19 20-21	Angela Holmes



## LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President  
Angela Holmes, City Clerk

Time	Committee	Chair	RL(s)/Topic	Pages	Presenter
9:00pm	----- -----	----- -----	<b>Discussion:</b> Review Nomination for the Binghamton Human Rights Commission <b>Discussion:</b> Review Committee Reports & Pending Legislation	25-27 -----	Council President Rennia

### COMMITTEE REPORTS

**City Council Planning & Community Development Committee: Webb (Chair), Berg, Mihalko**

RL 12-133, entitled "An Ordinance authorizing various amendments to sections 178, 265, and 410 of the Binghamton City Code, regarding Community Food Systems and Livestock". Recommendations submitted to the Planning Commission for review.

**City Council Employees Committee: Berg (Chair), Webb, Papastrat**

Introductory Ordinance 10-9, entitled "An Ordinance limiting all non-union employees to the PPO-B health insurance plan effective January 1, 2011". Referred to Employees Committee on February 3, 2010.

**City Council Rules & Procedures/Special Studies Committee: Berg (Chair), Motsavage, Papastrat**

Identifying alternative police patrol options.



# Legislative Branch

RL Number:  
13-57  
Date Submitted:  
3/28/13

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

## REQUEST FOR LEGISLATION

*Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.*

### Applicant Information

Request submitted by: Philip T. Krey *PK*  
Title/Department: City Engineer/Engineering Department  
Contact Information: Phone: 772-7007 E-mail: ptkrey@cityofbinghamton.com

### RL Information

Proposed Title: Agreement with Delta Engineers for Professional Services Related to Design  
Modifications to PIN 9752.74 Front Street Reconstruction under Norfolk Southern RR.

Suggested Content: Agreement with Delta will modify their previously completed design to  
comply with the requirements of the HSIP grant. The total anticipated cost of the redesign is \$82,019  
and the project is funded 100% through HSIP. Funding is available in budget line H5120.525023.51809.

### Additional Information

Does this RL concern grant funding? Yes ☒ No ☐  
If 'Yes', is the required RL Grant Worksheet attached? Yes ☐ No ☒  
Is additional information related to the RL attached? Yes ☒ No ☐  
Is RL related to previously adopted legislation? Yes ☐ No ☒

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): \_\_\_\_\_

OFFICE USE ONLY	
Mayor:	<i>[Signature]</i>
Comptroller:	<i>[Signature]</i>
Corporation Counsel:	<i>[Signature]</i>
Finance <input type="checkbox"/>	Planning <input type="checkbox"/> MPA <input type="checkbox"/> PW/Parks <input type="checkbox"/> Employees <input type="checkbox"/> Rules/Special Studies <input type="checkbox"/>



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
ALBANY, N.Y. 12232  
[www.dot.ny.gov](http://www.dot.ny.gov)

JOAN McDONALD  
COMMISSIONER

ANDREW M. CUOMO  
GOVERNOR

January 14, 2013

Philip T. Krey, P.E.  
City of Binghamton  
38 Hawley Street, 3<sup>rd</sup> floor  
Binghamton, NY, 13901

Dear Mr. Krey

I am pleased to advise you that your request for Federal Fiscal Year (FFY) 2013 Highway Safety Improvement Program (HSIP) funds for the "US11/Front St at Clinton St and Norfolk Southern RR Overpass Reconstruction" project has been approved in the amount of \$3,000,000. I am very happy that New York State Department of Transportation (NYSDOT) will be able to work with you on this project.

The NYSDOT Regional Planning and Program Manager (RPPM) for your area will contact you to discuss the next steps. He or she will schedule a meeting to assist you in project management activities, including complying with all Federal and State requirements. Please note the federal HSIP funds awarded are limited to the dollar amount identified above. Provision of local matching funds as well as cost over-runs are the responsibility of the sponsor. As indicated in the application submission materials, projects for HSIP FFY 13 funds must be delivered within this program period; meaning bids must be taken for the construction project in FFY 2013. The NYSDOT RPPM will assist you to ensure your project is added to the Metropolitan Planning Organization's Transportation Improvement Program (TIP), if it is not already included in this document.

If you have any questions, please contact me at (518) 457-2452. Your participation in the Highway Safety Improvement Program (HSIP) is greatly appreciated. We are confident that your project and others in the program will help us address important safety needs in New York State.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Limoges".

Robert Limoges, P.E.  
Director (Acting)  
Safety Program Management and Coordination Bureau

cc: Pam Eshbaugh – R9 Regional Planning and Program Manager  
Andy Stiles – R9 Regional Director of Operations  
Danielle Besso – R9 Safety Evaluation Engineer  
Todd Westhuis, Director, Office of Traffic Safety and Mobility

**Attachment A**  
**Architectural/ Engineering Consultant Agreement**  
**Project Description and Funding**

PIN: 9752.74

*Term of Agreement*  
*Ends: March 31, 2015*

BIN:

☐ Main Agreement    ☐ Amendment to Agreement [add identifying #]    ☒ Supplement to Agreement

***Phase of Project Consultant to work on:***

☒ P.E./Design    ☐ ROW Incidentals    ☐ ROW Acquisition    ☒ Construction, C/I, & C/S

Dates or term of Consultant Performance:

Start Date: March 9, 2005

Finish Date: March 31, 2015

***PROJECT DESCRIPTION:***

This project will involve the reconstruction and lowering of Front Street and Clinton Street in the vicinity of the Norfolk Southern Railroad crossing, to provide additional vertical clearance and thereby improve truck mobility and access into the City's First Ward district as well as the Central Business District. This supplement covers work required to modify the design and construction support services.

Project Location:

City of Binghamton, Broome County

Consultant Work Type(s): See Attachment B for more detailed Task List.  
Survey, Mapping, Final Highway Design, and Construction Support Services

**MAXIMUM AMOUNT OF FUNDS \* FOR ALL COMPENSATION PAYABLE UNDER THIS AGREEMENT FOR THE SCOPE OF WORK DESCRIBED IN ATTACHMENT B FOR THE PROJECT DESCRIBED IN THIS ATTACHMENT A, OTHERWISE IN ACCORDANCE WITH THE CHOSEN METHOD OF COMPENSATION AND OTHER TERMS OF THIS AGREEMENT:**

\$82,019

**Footnotes:**

## ATTACHMENT C

### Fee Summary

DELTA ENGINEERS, ARCHITECTS, & LAND SURVEYORS, P.C.  
 Front Street Reconstruction - NS Railroad  
 9752,74  
 DESIGN & CONSTRUCTION SUPPORT - Supplement #5 Fee

	DESIGN SERVICES	CONSTRUCTION SERVICES
Technical Labor Cost	19,642	9,530
Technical Labor Premium Portion of overtime		
Direct Non- Salary Cost (estimated)	1,323	58
Sub-Consultant Cost		
Shumaker Consulting Engineering & Land Surveying	11,249	
Direct Non-Salary Cost (Sub-Contractor Cost) (Estimated)		
Overhead Currently Estimated at:		
165.00% Office		
135.00% Field	32,409	
Fixed Fee / Profit	7,808	
Total Estimated Cost	\$72,431	\$9,588

SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, P.C.  
 Front Street Reconstruction at the Norfolk Southern  
 PIN 9752.74  
 Design Survey/Mapping and SWPPP Update  
 City of Binghamton, Broome County, New York

Item IA, Direct Technical	
Salaries (estimated)	
subject to audit	\$3,044.68

Item II, Direct Non-	
Salary Cost (estimated)	
(Direct expenses)	\$1,667.05

Item II Direct Non-	
Salary Cost (estimated)	
subject to audit	
(Sub-Consultant and Sub-Contractor Cost)	\$0.00

Item III, Overhead			
(estimated) subject	Field	Office	
to audit	1.41	1.96	\$5,510.85

Item IV, Fixed	
Fee (negotiated)	\$1,026.66

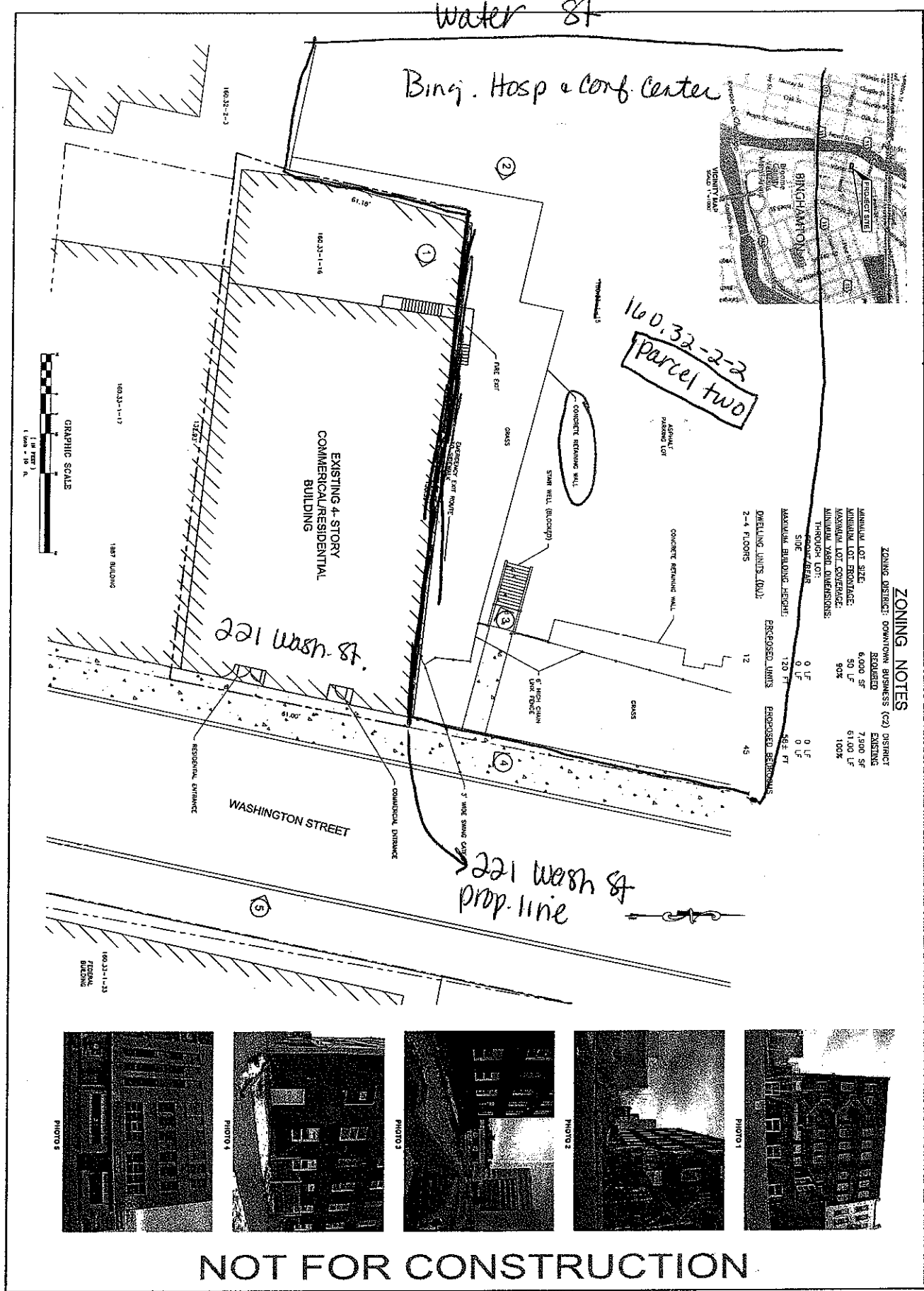
Total Estimated Cost	----- \$11,249.24 =====
----------------------	-------------------------------



SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, P.C.  
 Front Street Reconstruction at the Norfolk Southern  
 PIN 9752.74

Design Survey/Mapping and SWPPP Update  
 City of Binghamton, Broome County, New York

Item IA, Direct Technical Salaries (estimated) subject to audit				\$3,044.68
Item II, Direct Non- Salary Cost (estimated) (Direct expenses)				\$1,667.05
Item II Direct Non- Salary Cost (estimated) subject to audit (Sub-Consultant and Sub-Contractor Cost)				\$0.00
Item III, Overhead (estimated) subject to audit	Field	Office		
	1.41	1.96		\$5,510.85
Item IV, Fixed Fee (negotiated)				\$1,026.66
Total Estimated Cost				----- \$11,249.24 =====



**NOT FOR CONSTRUCTION**

<b>PROPOSED STUDENT HOUSING</b> <b>221 WASHINGTON STREET</b> BINGHAMTON BROOME COUNTY, NY		<b>5-1-17</b> <b>C100</b> <b>PROJECT NO.</b> <b>DATE</b>		<b>WARNING:</b> This drawing is the property of Keystone Associates and is not to be reproduced or used in any way without the written consent of Keystone Associates. © Copyright 2015 Keystone Associates Architects, Engineers and Surveyors, LLC		<b>KEYSTONE ASSOCIATES</b> ARCHITECTS, ENGINEERS AND SURVEYORS, LLC 54 Exchange Street Binghamton, New York 13901 Phone: 607.722.2100 Fax: 607.722.2515 Email: info@keystonecomp.com www.keystonecomp.com	
<b>SITE PLAN</b>							



Broome County, New York | Unified Parcel Information System | Web: [www.bcgis.com](http://www.bcgis.com) | Phone: 607-778-6505

DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for reference purposes only. Always check primary sources when accuracy is essential.

Emergency opit area

5  
020

## **Bargain and Sale Deed with Covenant against Grantor's Acts**

**THIS INDENTURE**, made this 15<sup>th</sup> day of December, 2010 between the **CITY OF BINGHAMTON**, a municipal corporation duly organized pursuant to the laws of the State of New York, and with its principal offices located at City Hall, 38 Hawley Street, Binghamton, 13901,

party of the first part, and

**BINGHAMTON HOSPITALITY & CONFERENCE CENTER, LLC.**, a New York limited liability company, having an address at c/o Alfred Weissman Real Estate, LLC, 120 Old Post Road, Rye, New York 10580,

party of the second part,

**WITNESSETH** that the party of the first part, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns,

**ALL** that certain plot, piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Binghamton, County of Broome, State of New York, as more particularly described in **Schedule A** (Parcel One and Parcel Two), annexed hereto and made a part hereof, and being Parcel ID Number: 160.32-2-2.

Parcel One being and intended to be the same premises conveyed from NJDV Hospitality, Inc., to the City of Binghamton by Bargain and Sale Deed with Covenant against Grantor's Acts dated February 5, 2009, and recorded in the Broome County Clerk's Office on April 7, 2010, in Book of Deeds 2310 at page 590.

Parcel Two being and intended to be the same premises conveyed from the County of Broome to the City of Binghamton by deed dated March 5, 1945, and recorded in the Broome County Clerk's Office on March 5, 1945, in Book of Deeds 549 at page 418 and deed dated January 2, 1952, and recorded in the Broome County Clerk's Office on January 2, 1952, in Book of Deeds 791 at page 147 (formally Parcel ID Number: 160.33-1-15).

This conveyance is authorized pursuant to Permanent Ordinance No. 010-27 duly adopted by City Council on May 19, 2010 and Permanent Ordinance No. 010-58 duly adopted by City Council on November 17, 2010, said ordinances having been approved by the Mayor and the Board of Estimate and Apportionment.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TOGETHER** with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, and any and all replacements thereof and additions thereto

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**SUBJECT TO** rights of public utilities, restrictions, covenants and easements of record,

**SUBJECT TO** restrictions that: (i) Parcel One may only be used for a Hotel and Conference Center and accessory uses, including bar, restaurant(s), banquet facilities, fitness center, office space, and parking; this restriction shall run with the land for five (5) years, unless waived in writing in a form for recording by the Mayor and Common Council of the City of Binghamton and (ii) Parcel Two may only be used for accessory parking for any approved use at Parcel One; this restriction shall run with the land, unless waived in writing in a form for recording by the Mayor and Common Council of the City of Binghamton.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration, if any, for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

CITY OF BINGHAMTON


BY:   
Matthew T. Ryan, Mayor

STATE OF NEW YORK )

) SS:

COUNTY OF BROOME )

On the 15<sup>th</sup> day of December in the year 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew T. Ryan, Mayor of the City of Binghamton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public Notary Public, State of New York  
No. 02PR4807681  
Qualified in Broome County  
Commission Expires April 30, 2014

After Recording, return to:

Joseph Genzano, Esq.  
c/o Alfred Weissman Real Estate, LLC  
120 Old Post Road  
Rye, New York 10580

# FIRST AMERICAN TITLE INSURANCE COMPANY

Issued by

## SNEERINGER MONAHAN PROVOST REDGRAVE TITLE AGENCY, INC.

### SCHEDULE A DESCRIPTION

#### PARCEL I

All that certain plot, piece or parcel of land situate, lying and being in the City of Binghamton, County of Broome, and State of New York, bounded and described as follows:

Beginning at a point at the intersection of the westerly boundary of existing Water Street with the northerly boundary of existing Henry Street; running thence along the northerly boundary of said existing Henry Street the following three (3) course and distances:

- 1) North 72 deg. 15 min. 57 sec. West, a distance of 128.00 feet to a point;
- 2) thence North 72 deg. 15 min. 48 sec. West, a distance of 30.10 feet to a point;
- 3) thence North 71 deg. 51 min. 05 sec. West, a distance of 190.23 feet to a point within the existing Wall Street; thence through said existing Wall Street the following two (2) courses and distances:

- 1) North 24 deg. 00 min. 28 sec. East, a distance of 321.20 feet to a point;
- 2) thence North 43 deg. 11 min. 54 sec. East, a distance of 354.27 feet to a point at its intersection with the southerly boundary of existing East Clinton Street; thence South 68 deg. 15 min. 42 sec. East along the southerly boundary of said existing East Clinton Street, a distance of 209.76 feet to a point at its intersection with the westerly boundary of said existing Water Street; thence South 22 deg. 09 min. 00 sec. West, along the westerly boundary of said existing Water Street, a distance of 627.72 feet to the point or place of beginning.

Said premises is more particularly bounded and described according to a certain certified survey made by Southern Tier Surveying, LLP dated December 10, 2008 as follows:

Beginning at a point on the northerly side of Henry Street and running in a northerly direction on a curve to the right having a radius of 11.50 feet and an arc length of 17.23 feet to a point on the westerly side of Water Street; running thence along said westerly side of Water Street, the following courses and distances:

1. North 21 deg. 54 min. 00 sec. East 397.89 feet
2. North 68 deg. 04 min. 23 sec. West 14.12 feet
3. North 21 deg. 55 min. 37 sec. East 169.68 feet
4. North 23 deg. 04 min. 23 sec. West 25.79 feet to a point on the southerly side of East Clinton Street; running thence along said southerly side of East Clinton Street, North 68 deg. 04 min. 23 sec. 185.57 feet to a point on the easterly side of former Wall Street; running thence along said easterly side of former Wall Street, South 43 deg. 11 min. 54 sec. W. 321.43 feet and South 24 deg. 00 min. 28 sec. West 321.20 feet to a point on the northerly side of Henry Street; running thence along said northerly side of Henry Street the following courses and distances:

1. South 71 deg. 51 min. 05 sec. East 190.23 feet
2. South 72 deg. 15 min. 48 sec. East 30.10 feet
3. South 72 deg. 15 min. 57 sec. East 116.20 feet to the point or place of beginning.

Schedule A Description - Page 1 of 2

Order No. S-052989

Date: December 10, 2010

Sneeringer Monahan Provost Redgrave Title Agency, Inc. - FIRST AMERICAN TITLE INSURANCE COMPANY - Sneeringer Monahan Provost Redgrave Title Agency, Inc.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

*Issued by*

**SNEERINGER MONAHAN PROVOST REDGRAVE  
TITLE AGENCY, INC.**

**PARCEL II**

All that piece or parcel of land, situate, lying and being in the City of Binghamton, County of Broome and State of New York, bounded and described as follows:

Beginning at a point in the east line of Water Street, said point being at the intersection of the east line of Water Street and the boundary line between the lands now or formerly of Hull, Grummond and Co. and the parcel herein described and being 96 feet 8 inches northerly from the north line of Henry Street; running thence northeasterly along the east line of Water Street the following two courses:

N. 16 deg. 05 min. E. 133 feet 8 inches to a point and

N. 16 deg. 50 min. E. 105 feet 4 inches to a point on the boundary line between the lands now or formerly of one Clark and the following two courses:

S. 82 deg. 10 min. E. 109 feet 6 inches to a point and

S. 78 deg. 26 min. E. 124 feet 6 inches to a point in the west line of Washington Street; thence along the west line of Washington Street S. 12 deg. 34 min. W. 165 feet 6 1/2 inches to a point in the boundary line between the lands now or formerly of one Whipple and the lands herein described; thence northwesterly along the boundary line between the lands of said Whipple and the lands herein described N. 82 deg. 35 min. W. 126 feet 1 1/2 inches to a point; thence continuing along the last mentioned boundary line S. 16 deg. 05 min. W. 61 feet to a point in the northerly boundary between the lands of Hull, Grummond and Co. and the lands herein described; thence along the last mentioned boundary line N. 82 deg. 35 min. W. 120 feet to the point or place of beginning.

Schedule A Description - Page 2 of 2

Order No. S-052989

Date: December 10, 2010



BROOME COUNTY CLERK  
RECORDING PAGE

Return To:

JOSEPH GENZANO ESQ  
C/OALFRED WEISSMAN REAL ESTATE  
120 OLD POST ROAD  
RYE, NY 10580

Index : BOOK OF DEEDS  
Book : 02334 Page: 0132  
Pages : 0006  
Instrument : Deed  
Date : 12/15/2010  
Time : 11:37:37  
Control# : 201000046508

BINGHAMTON CITY OF

TT# : TT 2010 002002  
Employee ID: JMA35719

MORTGAGE TAX

RC2 - RECORDING	\$	51.00
RCMx Basic Recording	\$	19.00
E&AC - COUNTY E&A	\$	9.00
E&AS - STATE E&A 241	\$	241.00
TP - COUNTY TP	\$	10.00
STTX - TRANSFER TAX	\$	14,100.00
CTTX - TRANSFER TAX	\$	3,525.00

Mortgage Amount	\$	.00
Basic	\$	.00
Special	\$	.00
Additional	\$	.00
Total	\$	.00

Total \$ 17,955.00

STATE OF NEW YORK  
BROOME COUNTY CLERK

TRANSFER TAX

WARNING-THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

Taxable Amt \$ 3,525,000.00  
Transfer Tax \$ 17,625.00

RICHARD R BLYTHE

Comp \_\_\_\_\_  
Ver. \_\_\_\_\_  
Bk. \_\_\_\_\_



0201000046508



## BROOME COUNTY, NEW YORK UNIFIED PARCEL INFORMATION SYSTEM

BROOME COUNTY GIS | Phone: (607) 778-6505 | Web: [www.bcgis.com](http://www.bcgis.com)

### PROPERTY SUMMARY FOR PARCEL # 160.32-2-2

#### Ownership Information

**Owner Name(s):** Bing Hospitality & Conf C

**Mailing** 120 Old Post Rd

**Address:** Rye, NY 10580

#### Property Characteristics

**Parcel Location:** 225 WATER ST

City of Binghamton | 13901

**Land Area:** 5.44 Acres

**Total Assessment:** \$3100000 **Full**

**Value:** \$3647059

**Property Use:** Commercial, 414

**Land Assessment:** \$388000 **Full Value:** \$456471

**239 Review?** Yes - Within 500 Feet of: State/County Park, State/County Facility

**Deed Book & Page:** 2334-132

**Exemptions:** None

**Previous Sale Information:** **Sale Price:** \$3525000 **Sale Date:** 12/15/2010

#### Site Information (1 of 1)

**Nearest Highway Access:** Under 2 Miles

**Adjacent to Rail?** No

**Water:** Public **Sewer:** Public/Comm **Utilities:** Gas & Electric

**Site Desirability:** NA

#### Districts

**Property Located in Empire Zone?** Yes

**Property Located in HUB Zone?** Yes

**Zoning District:** Downtown Business District

**Property Located in Agricultural District?** No

**School District:** Binghamton

**Fire Coverage:** City of Binghamton Fire

**Census Tract Number:** 12

**Election District:** City 19

**Historic?** Local District

**Special Districts:** None

#### Environmental Features

**DEC Wetlands on Parcel?** No

**NWI Wetlands on Parcel?** No

**Watershed:** Lower Chenango River

**Steep Slopes on Property?** Yes

**Soils:** Cv

**Existing FEMA Information:**

**Preliminary New FEMA Information:**

**FEMA SFHA:** Out, Zone X500  
(500-year floodplain)

**FEMA SFHA:** Partially Within, Zone AE  
(100-year floodplain)

**FEMA Panel Number:** 3600380002C

**FEMA Panel Number:** 36007C0356F

**FEMA Panel Date:** 06/01/1977

**Preliminary Panel Date:** 02/05/2010

#### DISCLAIMER:

The information provided is prepared from a variety of sources including recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this map data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein.



# Legislative Branch

RL Number:  
13-58  
Date Submitted:  
3/28/13

**City Clerk, City Hall, Binghamton, NY 13901 607-772-7005**

## REQUEST FOR LEGISLATION

*Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.*

### Applicant Information

**Request submitted by:** Angela Holmes

**Title/Department:** City Clerk

**Contact Information:** (607) 772-7005, clerk@cityofbinghamton.com

### RL Information

**Proposed Title:** An Ordinance authorizing the sale of 85 Glenwood Avenue to Kathryn Sirsen  
for \$250

**Suggested Content:** Approved by Board of Estimate & Apportionment on 3/27/13, subject to  
approval from the Department of Planning, Housing & Community Development as to the exact location  
of the proposed boundary line.

### Additional Information

Does this RL concern grant funding? Yes ☐ No ☒

If 'Yes', is the required RL Grant Worksheet attached? Yes ☐ No ☒

Is additional information related to the RL attached? Yes ☒ No ☐

Is RL related to previously adopted legislation? Yes ☐ No ☒

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): \_\_\_\_\_

### **OFFICE USE ONLY**

**Mayor:** \_\_\_\_\_

**Comptroller:** \_\_\_\_\_

**Corporation Counsel:** \_\_\_\_\_

**Finance** ☐ **Planning** ☒ **MPA** ☐ **PW/Parks** ☐ **Employees** ☐ **Rules/Special Studies** ☐



Teri Rennie, City Council President  
Angela Fagerstrom, City Clerk

## LEGISLATIVE BRANCH • CITY OF BINGHAMTON

RECEIVED  
JUN 27 2012  
OFFICE OF THE CITY CLERK  
CITY OF BINGHAMTON

### OFFER TO PURCHASE

Please provide the following information relating to an Offer to Purchase City-owned property. This document must be submitted to the Office of the City Clerk in a sealed envelope for consideration.

#### PROPERTY INFORMATION

Street Address of Property: 85 Glenwood Ave

Tax Parcel ID Number: 104023 (rear portion fronting Miles St., contiguous to our Property at #2 Miles St)

Current Use of Property: ☐ Residential ☐ Commercial ☒ Vacant Lot ☐ Mixed Use

Offered Purchase Price: \$500.00 will be used as lawn or yard

In the space provided below, please describe the intended use of the property. The inclusion of a map or illustration depicting the intended use of the property may expedite the review process.

I was given verbal approval for the purchase of this property over 1 year ago by Estimate and apportionment and Tarik

Abdelazim who is no longer with the planning dept. The vacant property is contiguous with our property at #2 Miles St.

It is described in deed as lot #3. The City had plans for a park on the Glenwood Ave portion described as lot #2. LAWN

#### APPLICANT INFORMATION

Name of Applicant: Kathryn Sirsen  
*Note: If the applicant is a company or corporation, please list all shareholders or members.*

Mailing Address: 15 Miles St, Binghamton, NY 13905

Telephone: 607 7294316 Email: ahayes2@stny.rr.com

Please list any other properties owned by the Applicant (or shareholders or members) in Broome County:

2 Miles St; 7 Miles St; 15 Miles St 12 Miles St

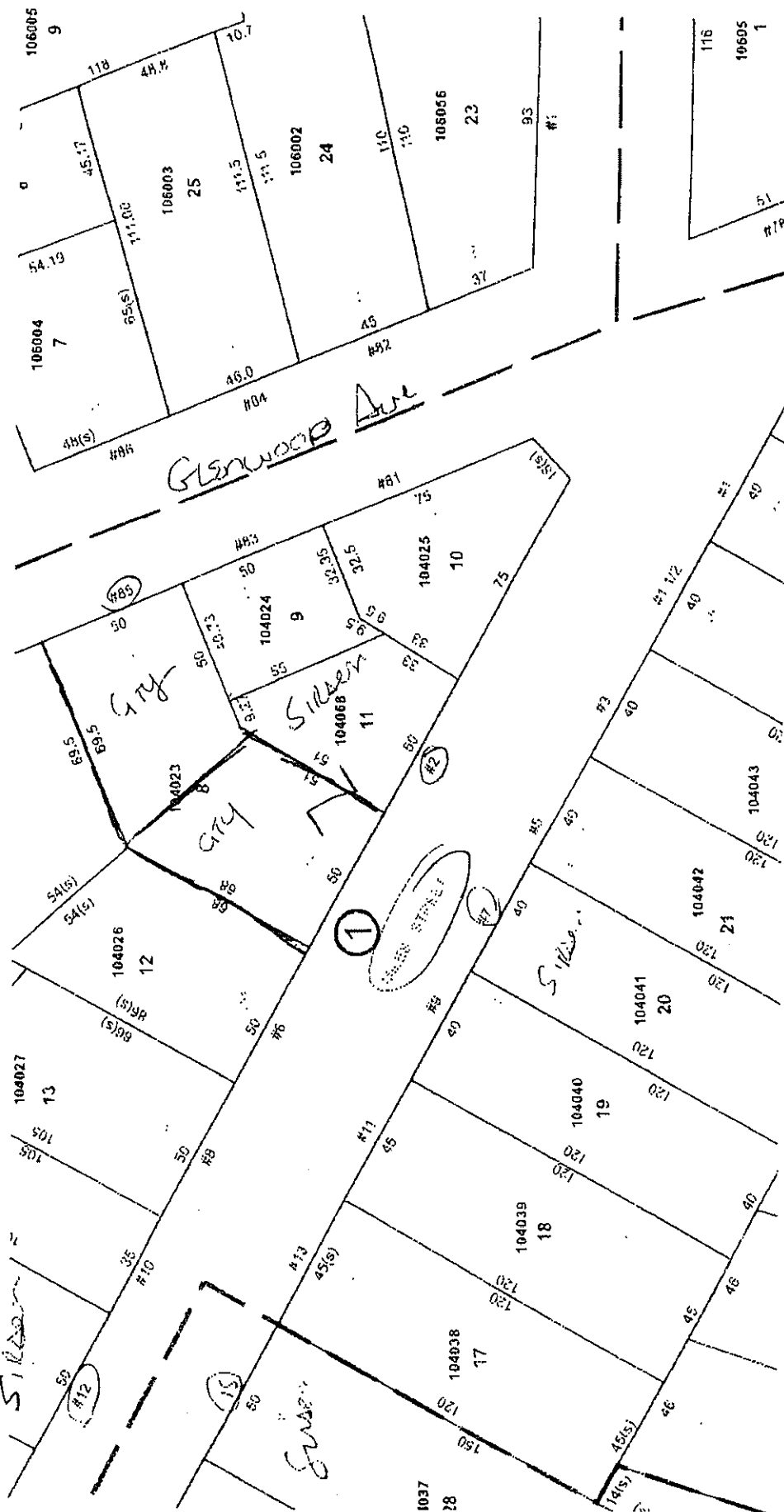
I hereby certify that the above information is a true account of my intended purchase and use of City-owned property. I understand that upon approval of any such sale, any deviance from the agreed upon terms and conditions may result in the termination of such agreement through proper legal proceedings.

Applicant Signature: [Signature]

Date: 6/26/12

City Hall • 38 Hawley Street • Binghamton, NY 13901 • [www.cityofbinghamton.com](http://www.cityofbinghamton.com)  
Phone: (607) 772-7005 • Fax: (607) 772-7155

*Handwritten: Have copy to follow by mail*





# Legislative Branch

RL Number:  
13-59  
Date Submitted:  
3/28/13

**City Clerk, City Hall, Binghamton, NY 13901 607-772-7005**

## REQUEST FOR LEGISLATION

*Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.*

### Applicant Information

**Request submitted by:** Angela Holmes

**Title/Department:** City Clerk

**Contact Information:** (607) 772-7005, clerk@cityofbinghamton.com

### RL Information

**Proposed Title:** An Ordinance authorizing the sale of a portion of 37 Locke Drive to Rosalba Giammarino for \$200

**Suggested Content:** Approved by the Board of Estimate & Apportionment on March 27, 2013, provided that the applicant obtains a survey.

### Additional Information

Does this RL concern grant funding? Yes ☐ No ☒

If 'Yes', is the required RL Grant Worksheet attached? Yes ☐ No ☒

Is additional information related to the RL attached? Yes ☒ No ☐

Is RL related to previously adopted legislation? Yes ☒ No ☐

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): Perm O12-75

### OFFICE USE ONLY

**Mayor:** \_\_\_\_\_

**Comptroller:** \_\_\_\_\_

**Corporation Counsel:** \_\_\_\_\_

Finance ☐ Planning ☒ MPA ☐ PW/Parks ☐ Employees ☐ Rules/Special Studies ☐



# Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

## OFFER TO PURCHASE

Please provide the following information relating to an offer to purchase City-owned property. This document must be submitted to the Office of the City Clerk in a sealed envelope for consideration. All offers will be given to the Board of Estimate and Apportionment for review and consideration. All offers must be approved by City Council.

RECEIVED

### Applicant Information

MAR 11 2013

Name(s): Rosalba Giammarino Ricca Anna

OFFICE OF THE CITY CLERK  
CITY OF BINGHAMTON

If the Applicant is a Subchapter S Corporation or LLC, please list the shareholders or members:

Contact Address: 26 Locke Drive, Binghamton, NY 13903

Telephone: 607 722-8940 Email:

List any other properties owned by the Applicant or Applicant's shareholders or members in Broome County:

26 Locke Dr

### Property Information

Street address: 37 Locke Dr & a portion of Pierce St Parcel ID Number: 161.53-2-32 & paper st

Current use of property: Residential ☐ Commercial ☐ Vacant Lot ☒ Mixed ☐

Proposed use of property, be specific, including any proposed restrictions: Access to 26 Locke Drive

Property is to remain "FOREVER GREEN". My driveway and mowed yard is locate on this property.

I would not be changing the current useage of this land.

Attach a map or plan showing the current and proposed use of the property. If you are an adjoining property owner, include your adjoining property in the plan.

Offered purchase amount: \$ 100.00

I hereby certify that the above information is a true account of my intended purchase and use of City-owned property. I understand that upon approval of any such sale, any deviance from the agreed upon terms and conditions may result in the termination of such agreement through proper legal proceedings.

Signed:

Rosalba Giammarino

Date: 09-06-2012

Draft legislation text (text to be deleted is struck-through, text to be added is underlined)

**§18-78. Certificate of Appropriateness for Alterations or New Construction Affecting Landmarks or Properties within Historic Districts [Amended 4-21-10 by Ord. No. 19-2012]**

A. No person shall carry out any exterior alteration, restoration, reconstruction, new construction, or moving of a landmark or property within a local historic district, nor shall any person make any material change in the appearance of such property, its light fixtures, signs, awnings, fences, steps, paving or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining a Certificate of Appropriateness from the Commission.

B. Administrative Certificate of Appropriateness. Notwithstanding Subsection A above, certain minor exterior alterations, restorations, and material changes which conform to the standards established in the most recently adopted City of Binghamton Historic Design Guidelines and the Secretary of the Interior's Standards for Historic Preservation may be approved on behalf of the Commission and issued an Administrative Certificate of Appropriateness by the Historic Preservation Planner, or any other City-contracted qualified professional meeting the Professional Qualifications referenced in the Code of Federal Regulations, 36 CFR Part 61 in the fields of History, Architectural History, Architecture, or Historic Architecture; such approval shall be made in consultation with the Senior Planner and/or the Chair of the Commission. Activities which may be eligible for an Administrative Certificate of Appropriateness are limited to the following:

- (1) Painting of exterior wooden or metal materials and previously painted masonry materials with colors as pre-approved from time to time by the Commission.
- (2) Roofing
  - (a) Replacement of existing roofing materials with roofing materials original to the structure as supported by documentation.
  - (b) In-kind replacement of roofing materials with new roofing materials to be substantially similar to the existing in design, composition, and color.
  - (c) In-kind replacement of existing rubber roofing materials on a flat roof provided: (1) it is not visible from the public right-of-way; (2) it does not obscure or cover any skylights; and (3) it does not require removal or replacement of existing wall coping materials.
  - (d) Replacement of non-original gutters and downspouts with new gutters and downspouts of an appropriate material and color; straps or hangers must be hidden.
- (3) Minor ornamentation (such as, but not limited to, fascia, spindles, brackets, shutters, and skirting)
  - (a) In-kind replacement of existing minor ornamentation with new minor ornamentation of the same material(s) and to substantially match the existing in size, location, design, and color.



- (b) Reintroduction of historic minor ornamentation based on documented evidence of its original presence.
- (4) Masonry repointing, using an appropriate mortar with a joint to match the existing joint.
- (5) Light fixtures
  - (a) Replacement of non-original light fixtures with new fixtures of a period appropriate design.
  - (b) Ground lighting for the purposes of illumination of existing ground signage.
  - (c) Must be in compliance with §410-24(J) of the City of Binghamton Code of Ordinances.
- (6) Windows or doors
  - (a) Replacement of non-original or deteriorated windows or doors with new windows or doors of a period appropriate material, size, operation, design, and color, when there are no alterations to the existing opening(s), location(s), lintel(s), sill(s), or trim.
  - (b) Replacement of deteriorated window elements (such as, but not limited to, jambs, muntins, glazing, stiles, or rails) with new window elements to match the existing in materials, size, operation, design, and color, when repair of the existing window elements is not possible due to their condition.
- (7) Mechanical (such as, but not limited to, HVAC, exterior vent pipes, and exhaust systems)
  - (a) Installation of new mechanical systems when restricted to areas not visible from the public right-of-way and installed in such a way as to be reversible without resulting in damage to the historic fabric of the structure.
  - (b) Replacement of existing mechanical provided it does not exceed any existing in size by more than ten percent (10%) and is not visible from the public right-of-way.
- (8) Awnings
  - (a) Installation of new awning fabric, to be canvas or treated fabric, on an existing awning frame.
  - (b) Awnings with signage require full review by the Commission.
- (9) Accessibility Ramps. Construction of a new accessibility ramp may be approved if it is: (1) in compliance with the standards of the Americans with Disabilities Act (ADA); (2) located and designed such that it is not be visible from the public right-of-way; and (3) designed and constructed to be compatible with the architecture and materials of the building.

- (10) Site Features
- (a) Installation of new, period appropriate fencing along the rear property line.
  - (b) In-kind replacement of existing fencing along any rear or side property line with new fencing of a substantially similar style, material, height, and color.
  - (c) In-kind replacement of existing steps with new steps of a period appropriate design, materials, and color.
  - (d) Construction or replacement of brick, stone, or concrete patios, or other paved, non-vehicular areas, which are not readily visible from the public right-of-way and are compatible in material, location, and design with the historic character of the property.
- (11) One-time extension of a valid Certificate of Appropriateness, issued within the previous twelve (12) months, for a period of no more than six (6) months, provided the parameters of the project have not changed from those approved in the original Certificate of Appropriateness.

C. If it is determined by Planning Staff or the Chair of the Commission that a proposed project seeking an Administrative Certificate of Appropriateness is likely to have a significant impact on the historic character of the structure or the historic district, Staff shall be authorized to forward the application to the Commission for full review at the next available meeting.

D. Denial of an Administrative Certificate of Appropriateness application shall result in the application being forwarded to the Commission for full review at the next available meeting.

**§18-80. Certificate of Appropriateness Application Procedure [Amended 4-21-10 by Ord. No. 19-2012]**

A. Prior to the commencement of any work requiring a Certificate of Appropriateness, the owner shall file an application for such a certificate with the ~~Commission~~ City. The application shall contain:

- (1) name, address and telephone number of applicant;
- (2) location and photographs of property;
- (3) elevation drawings of proposed changes, if available;
- (4) perspective drawings, including relationship to adjacent properties, if available;
- (5) samples of color or materials to be used;
- (6) where the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, and a plan showing the sign's location on the property; and
- (7) any other information which ~~the Commission~~ may be deemed necessary in order to visualize the proposed work

# HUMAN RIGHTS COMMISSION ▪ CITY OF BINGHAMTON

---

38 Hawley Street ▪ Binghamton, NY 13901 ▪ Phone: (607) 398-0559  
Email: [info@binghamtonhrc.org](mailto:info@binghamtonhrc.org) ▪ [www.cityofbinghamton.com](http://www.cityofbinghamton.com)



March 27, 2013

Dear Mayor Ryan and Council President Rennia,

Several months ago Brett Dean formally resigned his position on the Binghamton Human Rights Commission (BHRC). He indicated that his work responsibilities had changed due to a promotion and he would be unable to give the time required to serve as a commissioner. His decision creates a vacancy on the commission that we need to fill.

The City Clerk placed a notice in the Press & Sun Bulletin and on the City website asking for applications from interested residents. The membership committee interviewed 4 of these applicants and selected Ms. Megan Lollie as our nomination for the open position.

We are formally submitting her name to be considered by the Binghamton City Council and Mayor. Ms. Lollie's letter of application is attached to this letter for your review.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "SGM", followed by a long horizontal flourish.

Sean G. Massey  
Chair

Binghamton Human Rights Commission  
c/o City Clerk  
38 Hawley Street  
Binghamton, NY 13901

January 15, 2013

To Whom It May Concern:

Please consider me for private individual membership on the Binghamton Human Rights Commission. I make this request in earnest and consider myself an enthusiastic and passionate candidate who is willing to commit to attending one meeting a month, and other duties if needed. My interest stems from my experience as a life-long resident of Binghamton and my commitment and general mission in life to promote justice and peace anywhere I can, but especially at home. Discrimination is ugly, but persevering over it is beautiful. I would consider it an immense honor to serve in a capacity that promotes that kind of triumph.

I was born at Lourdes Hospital in 1985 and since then, have lived in Binghamton, with the exception of studying at Wesleyan University in Connecticut for four years, and living in Groton, NY for a year in 2010. As a woman of color, I have experienced discrimination first hand over all those years, so as you can imagine, a lot of this discrimination took place right here. Those experiences are not so much what draw me to this position, but more a sense of purpose to make Binghamton better now, and for future generations.

As far as background experiences that would prepare me for this role, I believe I have a lot of valuable resources to draw from. As an undergrad at a school known as "Diversity University," I had the opportunity, both academically and through extracurricular involvement, to grow my awareness of discrimination, how it is experienced, and what mechanisms in our society allow it to exist. Most importantly, I learned ways that discrimination can be countered and effectively condemned. As an African American Studies major, I took many rigorous interdisciplinary classes that centered on histories of oppressed peoples and the role race plays in our society. I also had the opportunity to incorporate gender, sexuality, ethnic and Latin American studies to round out my perspective. My intellectual journey would have been nothing without my peers, who came from various backgrounds and represented a range of races, ethnicities, gender identities, sexualities, abilities, physical appearances and religions. I was able to learn alongside incredibly intelligent people, who had experiences similar to mine, but maybe for different reasons. Our discussions challenged me to broaden my understanding of how people experience the world.

At Wesleyan, I also sought out affiliations with groups of women of color. One example of this, which had a major impact on me, was coordinating pre-forum for Take Back the Night, a rally against sexual-violence, which centered on the experiences of people of color. Every year I spent at Wesleyan, I participated in the discussion of how an ugly world ill disproportionately impacts certain groups and it ignited a flame in me that grows with time.

Since Wesleyan, I've returned to Binghamton and my career has centered on partnering with members of the greater Binghamton community. My first professional experience was teaching English to immigrants at the American Civic Center. My time there taught me many things about the privilege of being American born when living in this country and that discrimination is a daily plight of anyone foreign born.

I felt such compassion for my students and I was eager to teach at my very best. When tragedy struck our school on April 3, 2009, and for some time after, I went through a lot. It was hard, but I continued to teach for eight months after that. I stayed partly out of a sense of duty to remain strong and present and continue to work with people who had seen comparable or worse horrors in their home country. The other part was to prove to myself that I could do it, that I could persevere.

After moving on from teaching adult immigrants, I chose the path of direct care in a juvenile justice residential facility for female adolescents. The young women I encountered had remarkable spirit in the face of the challenges life presented daily. Perceived by many as mentally ill criminals, these girls dealt with harsh stigmas while being separated from all those who they knew and loved. It was an inspiring and difficult job to build relationships with, and mentor the girls as they made their way back home.

From the juvenile justice field, I ventured into another human service realm, where I currently work. As an Enrollment Specialist at Mothers and Babies Perinatal Network, I work every day to connect as many people with health insurance options as possible. The volumes of people I see have exposed me to a variety of voices and stories about access to health care and the general challenges of life. There is a lot of suffering and some of it comes from the ills of discrimination. It breaks my heart that people seek out care and find inequity.

In addition to these experiences, I would like to add that I have had several trainings in cultural competency and am familiar with the "Everyday Discrimination Scale" developed by Dr. David R. Williams of Harvard University. I believe that my education and experience makes me an excellent candidate to condemn discrimination, use legal means to eliminate it and educate the public to prevent it as a member of the Binghamton Human Rights Commission. I hope you will agree. Thank you for your consideration.

Sincerely,



Megan Lollie  
8 Haskins Ave  
Binghamton, NY 13904  
(607) 765-2659  
mlollie@gmail.com